



U.S. Department of Housing and Urban Development
Office of Multifamily Housing
Northwest/Alaska Multifamily HUB

November 28, 1995

MULTIFAMILY PRODUCTION BRANCH

ARCHITECTURAL VARIANCES TO MPS AND HANDBOOKS

(revised 11/95)

The following is a list of upgrades that are necessary, due to high maintenance costs on minimal code installed items, and to sustain the long term marketability of each project. The electrical variances will help cut power surges within units (due to circuit overloads). Such surges reduce the life of appliances and lead to personal computer (PC) failures.

1. Minimum electrical wire size of #12 except for low voltage circuits
2. 20 Amp minimum circuit size in electric panels
3. Maximum of 10 outlets and lights on one circuit
4. Hardwood face frames on cabinets, except frameless European style cabinets
5. Strongly recommend bread board / cutting boards in kitchen cabinets
6. Adequate slope to the roof to provide open ventilation space in the attic above the ceiling insulation
7. Adequate insulation at exterior edge of the building's concrete slab(s) to prevent the noticeable chill at the exposed edge (this also prevents vinyl flooring from shrinking and curling at outer edges)
8. Formed concrete curbs in parking areas in lieu of curbs applied to top of asphalt paving (i.e. top extruded concrete or extruded asphalt are subject to damage)
9. Metal or pressure treated wood edging on driveway asphalt paving when concrete curbing is omitted
10. Strongly recommend insulating all above ground domestic water pipes
11. Provide wiring in units, on circuits separated from any fluorescent lighting, to accommodate PC's, and/or
12. Provide a computer "lab" for tenants' use in common area (i.e. Recreation Building)